



**CITY OF ILWACO
CITY COUNCIL MEETING
Monday, September 12, 2011**

A. Call to Order

Mayor Cassinelli called the meeting to order at 6:02 p.m.

B. Flag Salute

The Pledge of Allegiance was recited and the mayor asked for a moment of silence to honor those affected by the 9/11 tragedy.

C. Roll Call

Present: Mayor Cassinelli and Councilmembers Jensen, Berger, Marshall, Smith and Forner.

D. Approval of Agenda

Councilmember Berger asked that the public hearing be moved after Discussion of the issue.

ACTION: Motion to approve agenda with the change. (Berger/Jensen). 5 Ayes 0 Nays 0 Abstain.

E. Approval of Consent Agenda

Including Checks 33415 to 33428 + Electronic totaling \$29,623.04 and Checks 33429 to 33484 including USDA payment totaling \$192,976.22.

ACTION: Motion to approve the consent agenda with the addition of check #33484 for 810.12 for a corrected total of \$192,976.22 (Jensen/Smith). 4 Ayes 0 Nays 1 Abstain (Marshall).

F. Reports

1. Staff Reports

- a. Treasurer Elaine McMillan provided a written report for August 2011, she noted that a budget workshop would be scheduled for next week, and that the remaining surplus had been successfully sold using the state surplus. Councilmember Jensen then questioned the serious issues noted in the report that the projected ending fund balance of the General fund would most likely result in a finding.
- b. Police Chief Flint Wright provided a written report and noted the busy weekend.
- c. Planning Commissioner Dave Johnson reported that the Planning Commission had met and discussed the R-3 ordinance and the comprehensive plan.

1. Council Reports

- a. Councilmember Forner had attended the audit exit meeting.
- b. Councilmember Marshall had been at the water plant regarding the computer issues and met with Shannon Calvert.
- c. Councilmember Smith stated that he had disposed of an email that he felt may have been construed as a public meeting.

2. Mayor's Report

Mayor Cassinelli reported he had attended the audit exit meeting. Councilmembers not attending the meeting were provided copies of the report. He had also been out at the water plant to ensure

the computer issues were addressed at the water plant. He explained the reason for a recent amount of dirty water in the Lakeview area was related to a line switched over in the Sahalee area and that flushing would be occurring soon.

G. Comments of Citizens and Guests present:

1. Gail Moore reported that she had been asked to deal with Mayor Cassinelli on issues. She had sent a letter to city hall the last week requesting a meeting and had not received a response. She expressed concern regarding how less vocal citizens were treated when trying to address issues.
2. Vinessa Mulinix, Lisa Trudell, and Casey Harrell introduced themselves to the council members. They have organized a Party at the Park for this Sunday from 1 to 4p.m. They are trying to encourage donations and volunteers to improve and maintain the park. Councilmember Smith and Mayor Cassinelli noted the great job and effort made by the commission.

H. Business

1. Acceptance of First Street North sewer line design

Mayor Cassinelli explained that the loan documents require that we formally accept the work. Councilmember Jensen discussed the fact that the design came in under budget, and the city would need to refund part of the initial draw taken on the loan.

ACTION: Motion to authorize the mayor to accept the First Street sewer line design as prepared by Gray & Osborne (Marshall/Fornier).

5 Ayes 0 Nay 0 Abstain.

I. Discussion

1. Proposed R-3 Resort District zone clarification

Councilmember Jensen noted a workshop regarding when the councilmembers should consider recusing themselves. Councilmember Marshall stated that he had planned to note that his brother along with two other members own property in the R-3 zone. Mayor Cassinelli noted that there had been investigation on this topic; however, this was not a quasi judicial issue. Councilmember Berger felt that it was up to the city attorney to decide who could participate. Councilmember Smith noted that it appeared this group owned the only R-3 zone in the city. Councilmember Marshall noted that this was not the issue that the council should be spending time on and stated he would walk out so the council could proceed with the issue. Councilmember Marshall then left the council meeting. Councilmember Berger noted that the comprehensive plan was to be updated not more than once a year unless emergency. Councilmember Fornier asked for a Point of Order. Berger stated that this issue should be moved to the first council meeting of March 2012. Mayor Cassinelli ruled Berger out of order and stated the attorney had reviewed the issue. Berger felt the mayor could not bring the issue to the council. Fornier asked to hear from the planning commission members regarding the change of the lot sizes. Commissioner Willis explained the potential cottage type resort that may be considered for the R-3 zone. He felt the money this type of resort would bring to the city would be beneficial to the city. Willis stated that he is opposed to vacation rentals in R-1. Willis was not aware of how many units were being considered. He in no way had any contact regarding this issue with the current owners of the property in R-3. Mayor Cassinelli noted that plat approval would have to come before the council. Jensen explained the success of Seabrook and how the minimum lot size included the contribution of property to common area. He stated his concern regarding the way the minimum lot size for residential and commercial properties was being reduced. Willis noted that the current ordinance stated there was no minimum lot size for resort use. John Thompson then asked the council whether this would allow for park model homes to be placed in the R-3 zone. Councilmember Smith questioned whether there would actually be full time residents. Rich Marshall, who had signed up to speak at the public hearing that was to be held, noted that he had become aware that the city was working on proposed wording regarding clarifying the use of the R-3 zone. He felt there was ambiguity

regarding minimum lot size that needed to be addressed as well. He explained that there was approximately 1.2 million square feet of land that they envisioned platting with lots of green space, trails, and retention ponds out of a total of 4 million square feet. He felt the minimum was being raised from zero to 3000 square feet. He explained the concept of the opportunity the owners would have to participate in a rental pool. Forner questioned Rich Marshall about the homeowners association in the developed areas. Councilmember Smith noted that the planner should be present for the discussion. The mayor mentioned that he was absent due to illness. There was consensus that Jensen would consider a change to the language regarding the minimum square footage and the allowance for common space. The change would be sent to the planner for review and on to the planning commission. Mayor Cassinelli noted he felt the public hearing was null at this time since there were changes to be made.

2. Black Lake Weeds Management Fund Grant Agreement with DOE and Interlocal Agreement (Hold Harmless) with Pacific County for spraying

Councilmember Marshall re-joined the council meeting. Councilmember Jensen discussed the \$49,674 match that was noted in the briefing document. The treasurer explained that there were planned contributions such as the county spraying and repairs to the culvert that would be considered as a portion of the match. The match was spread over the four years of the grant. Councilmember Marshall noted that there should be two separate motions. He questioned whether the insurance broker and attorney had addressed the hold harmless agreement. The treasurer confirmed that the broker had been contacted.

Move to business at the next meeting.

J. Future Discussion

1. Stormwater utility district—*Streets Committee*
2. Amended procedures ordinance—*City Planner*

K. Adjournment

ACTION: Motion to adjourn the meeting (Smith). Mayor Cassinelli adjourned the meeting at 7:38 p.m.

Mike Cassinelli, Mayor

Elaine McMillan, Treasurer